

Residential Tenancies Board

Determination Order

Ref: TR1117-002690/DR0917-37324

In the matter of Mesfin Tolli [Appellant Tenant] and William Rowley [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

(i) The Notice of Termination served on 2 December 2016 on behalf of the Respondent Landlord on the Appellant Tenant in respect of the tenancy in the dwelling at Flat 5, 26 Grove Park, Rathmines, Dublin 6, is valid.

(ii) The Appellant Tenant, and all persons, residing in the dwelling at Flat 5, 26 Grove Park, Rathmines, Dublin 6, shall vacate and give-up possession of the dwelling within a period of 28 days of the date of issue of this Order.

(iii) The Appellant Tenant shall pay the Respondent Landlord the sum of €2,876 within a period of seven days of the date of issue of this Order, being the agreed amount of rent arrears and the rental payment for January 2018, in respect of the above dwelling.

(iv) The Appellant Tenant shall also pay any further rent outstanding from the 1 February, 2018, being the date it was agreed that the rent would be paid up to, at the rate of €650 per month or proportional part thereof at the rate of €21.37 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such a time as the Appellant Tenant and all other persons vacate the above dwelling.

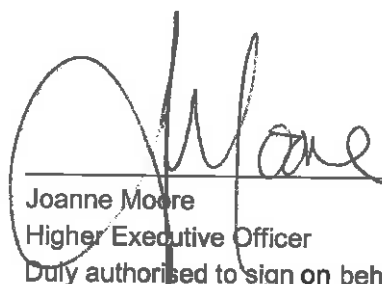
(v) The Respondent Landlord shall refund the entire of the security deposit of €450 to the Appellant Tenant, upon the Appellant Tenant vacating and giving-up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 13 February 2018.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore
Higher Executive Officer

Duly authorised to sign on behalf of the Board